

Lakewood Ranch Stewardship District
 Proposed Operating Budget for General Fund -
 Summary Budget For Operation & Maintenance
 October 1, 2018 to September 30, 2019

Category	Full Year 30-Sep-18 Budget		PRELIMINARY BUDGET FY2019; RES. 2018-15		Increase (Decrease) 2019 Budget vs. 2018 Budget		Estimated Buildout Budget
<u>Sources of Funds:</u>							
Assessments - Platted Land	\$ 2,096,793	55%	\$ 2,918,102	58%	\$ 821,309	39%	\$ 8,636,704
Assessments - Un Platted Land	\$ 255,467	7%	\$ 131,204	3%	\$ (124,263)	-49%	\$ -
Landowner Contribution	\$ 1,462,881	38%	\$ 1,956,356	39%	\$ 493,475	34%	\$ -
Other Revenue	\$ -	0%	\$ -	0%	\$ -		\$ -
Total - Sources of Funds	\$ 3,815,141	100%	\$ 5,005,662	100%	\$ 1,190,521	31%	\$ 8,636,704
<u>Uses of Funds</u>							
<u>Administrative Expenditures:</u>							
Insurance	\$ 8,240		\$ 8,000		\$ (240)		\$ 42,517
Meeting Advertising	\$ 15,450		\$ 15,000		\$ (450)		\$ 42,517
Real Estate Taxes	\$ -		\$ -		\$ -		\$ -
Engineering	\$ 70,000		\$ 70,000		\$ -		\$ 75,000
Bond Agent Fees	\$ 30,000		\$ 30,000		\$ -		\$ 75,000
Legal Fees	\$ 100,000		\$ 100,000		\$ -		\$ 125,000
Accounting	\$ 32,000		\$ 32,000		\$ -		\$ 125,000
Lien Book and Tax Roll	\$ 139,000		\$ 139,000		\$ -		\$ 150,000
Annual Audit	\$ 17,000		\$ 17,000		\$ -		\$ 75,000
Trustee	\$ 100,000		\$ 100,000		\$ -		\$ 200,000
Manager	\$ 85,000		\$ 85,000		\$ -		\$ 200,000
Travel and Per Diem	\$ -		\$ -		\$ -		\$ -
Telephone	\$ -		\$ -		\$ -		\$ -
Postage	\$ 1,500		\$ 1,500		\$ -		\$ 2,657
Office Supplies	\$ 1,500		\$ 1,500		\$ -		\$ 10,629
Other Current Charges	\$ 3,810		\$ 3,810		\$ -		\$ -
Dues, Licenses, Subscriptions	\$ 500		\$ 500		\$ -		\$ 1,063
Capital Outlay	\$ -		\$ -		\$ -		\$ -
Meeting Room Rent	\$ -		\$ -		\$ -		\$ -
Total - Administrative	\$ 604,000		\$ 603,310		\$ (690)		\$ 1,124,383
Reserves	\$ -		\$ -		\$ -		\$ 200,000
<u>Maintenance:</u>							
Maintenance Management Fee - allocated at buildout	\$ 125,000		\$ 268,000		\$ 143,000		\$ 500,000
General & Parks Maintenance - allocated at buildout	\$ 79,200		\$ 254,000		\$ 174,800		\$ 540,000
Landscape & Irrigation Maintenance - Contracted	\$ 1,923,956		\$ 2,367,293		\$ 443,336		\$ 3,875,391
Landscape & Irrigation Repairs - Non-Contracted	\$ 573,503		\$ 653,941		\$ 80,438		\$ 1,017,380
Irrigation for Master Landscaping	\$ 302,846		\$ 556,846		\$ 254,000		\$ 934,215
Environmental	\$ 102,300		\$ 182,300		\$ 80,000		\$ 255,160
Utilities	\$ 5,936		\$ 6,773		\$ 837		\$ 10,008
Other Maintenance	\$ 98,400		\$ 113,200		\$ 14,800		\$ 180,167
Contingency	\$ -		\$ -		\$ -		\$ -
Total - Maintenance	\$ 3,211,141		\$ 4,402,352		\$ 1,191,212		\$ 7,312,321
Total - Uses of Funds	\$ 3,815,141		\$ 5,005,662		\$ 1,190,522		\$ 8,636,704
Operating Surplus or Deficit	\$ 0		\$ -		\$ (0)		\$ -
<u>Maintenance Expense by Land Area:</u>							
	<u>Budget FY2018</u>		<u>Preliminary Budget FY2019; RES. 2018-15</u>		<u>Increase (Decrease) 2019 Budget vs. 2018 Budget</u>		<u>Estimated Buildout Budget</u>
* Southeast Sector	\$995,131		\$1,254,975		\$259,843		\$1,577,970
* Northwest Sector	\$1,078,691		\$1,413,650		\$334,959		\$1,816,841
Northeast Sector	\$227,633		\$412,242		\$184,609		\$1,147,970
Sarasota Sector	\$705,485		\$799,485		\$94,000		\$1,729,540
Other / General Maintenance	\$129,200		\$300,000		\$170,800		\$720,000
Parks Maintenance	\$75,000		\$222,000		\$147,000		\$320,000
Total	\$3,211,141		\$4,402,352		\$1,191,212		\$7,312,321

*SE Sector Increase due to addition of Masters & Bourneside
 *NW Sector increase due to addition of 117th Street

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

<u>EXPENSES</u>		Budget FY2018	YTD 3/31/2018	Forecast 9/30/2018	Variance vs. Budget	Preliminary Budget FY2019; RES. 2018-15	Change vs. Budget 2018		Change vs. Forecast 2018		ESTIMATED BUILDOUT (B)	Prior Estimate
Acct#												
SE	SOUTHEAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL											
	<i>Area identified as around Country Club East and Lake Club</i>											
	MASTER LANDSCAPING & IRRIGATION MAINTENANCE CONTRACTS*											
60101	University Parkway from Lorraine to Concession	120,000	28,500	108,210	(11,790)	160,000	40,000	33%	51,790	48%	166,000	164,495
60102	The Masters Ave.; Lorraine to Players	196,573	102,009	190,848	(5,725)	196,573	-	0%	5,725	3%	235,888	269,462
60103	Lorraine Rd - East side	108,150	52,500	105,000	(3,150)	108,150	-	0%	3,150	3%	129,780	148,251
60104	Allocation from CDD's for UP and Lorraine medians	20,173	17,906	17,906	(2,267)	20,173	-	0%	2,267	13%	24,208	27,653
60106	Bournside Blvd. from Masters to SR70	49,907	-	-	(49,907)	80,000	30,093		80,000		100,000	201,211
60107	Covenant Way	12,978	6,300	12,600	(378)	12,978	-	0%	378	3%	15,574	17,790
60108	Masters Ave. from Players Dr. to Bournside Blvd.	50,250	-	50,250	-	112,000	61,750	123%	61,750	123%	134,400	68,882
60109	Bournside Blvd. from Masters to University Pkwy.	-	-	-	-	-	-	-	-	-	86,000	134,392
	Subtotal Landscape Maintenance Contracts	558,031	207,215	484,814	(73,217)	689,875	131,843	24%	205,061	42%	891,850	1,032,137
											56.52%	
SE	NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS											
60200	Irrigation Repairs	45,000	17,183	45,000	-	55,000	10,000	22%	10,000	22%	66,000	61,686
60210	Plant replacement	90,000	17,325	90,000	-	92,000	2,000	2%	2,000	2%	120,000	90,000
60215	Mulching	46,000	35,190	46,000	-	50,000	4,000	9%	4,000	9%	60,000	63,057
60230	Tree Trimming	20,000	3,581	20,000	-	30,000	10,000	50%	10,000	50%	32,000	32,000
new	Other Landscape Maintenance; Non-Contracted	-	-	-	-	4,000	4,000		4,000		6,000	-
	Subtotal Non-Contracted Landscaping	201,000	73,279	201,000	-	231,000	30,000	15%	30,000	15%	284,000	246,742
SE	IRRIGATION FOR MASTER LANDSCAPING										18.00%	
60250	Monthly Meter Charge	10,500	5,028	10,500	-	10,500	-	0%	-	0%	12,600	14,393
60255	Utilization	180,000	148,268	220,000	40,000	220,000	40,000	22%	-	0%	260,000	180,000
	Subtotal Irrigation	190,500	153,296	230,500	40,000	230,500	40,000	21%	-	0%	272,600	194,393
											17.28%	
SE	ENVIRONMENTAL											
60300	Lake maintenance for the lakes outside communities	4,000	-	4,000	-	4,000	-	0%	-	0%	12,000	12,000
60310	General consulting	-	-	-	-	-	-	-	-	-	-	-
60320	Water quality monitoring	-	-	-	-	-	-	-	-	-	-	-
60330	Mitigation monitoring and maintenance	-	-	-	-	-	-	-	-	-	-	-
60340	Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-	-
60350	Conservation Areas Exotic Species Removal	4,000	585	4,000	-	60,000	56,000	1400%	56,000	1400%	72,000	5,483
	Subtotal Environmental	8,000	585	8,000	-	64,000	56,000	700%	56,000	700%	84,000	17,483
											5.32%	
SE	UTILITIES											
60400	FLORIDA POWER & LIGHT	1,000	213	400	(600)	1,000	-	0%	600	150%	1,200	1,371
60410	Manatee County	-	-	-	-	-	-	-	-	-	-	-
	Subtotal Utilities	1,000	213	400	(600)	1,000	-	0%	600	150%	1,200	1,371
											0.08%	
	OTHER MAINTENANCE: SE SECTOR											
60600	Roads and sidewalks	2,000	-	2,000	-	2,000	-	0%	-	0%	2,400	2,742
60610	Stormwater System & Drainage	20,000	1,700	20,000	-	20,000	-	0%	-	0%	22,000	22,000
60611	Storm Damage and Clean Up	-	1,995	1,995	1,995	-	-	(1,995)	-100%	-	-	-
60620	Sanitary Sewer	5,000	-	5,000	-	5,000	-	-	-	0%	6,000	6,854
60630	Street Light Repair	-	-	-	-	-	-	-	-	-	-	-
60640	Hardscapes	8,000	6,063	8,000	-	10,000	2,000	25%	2,000	25%	12,000	8,000
60645	Signs	-	-	-	-	-	-	-	-	-	-	-
60650	Miscellaneous Maintenance	1,200	-	1,200	-	1,200	-	0%	-	0%	1,440	1,645
60655	Centralized irrigation system	400	-	400	-	400	-	0%	-	0%	480	548
60660	Waste Management	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	36,600	9,758	38,595	1,995	38,600	2,000	5%	5	0%	44,320	41,789
											2.81%	
SE	TOTAL SOUTHEAST SECTOR	995,131	444,346	963,309	(31,822)	1,254,975	259,843	26%	291,666	30%	1,577,970	1,533,916

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

EXPENSES	Budget FY2018	YTD 3/31/2018	Forecast 9/30/2018	Variance vs. Budget	Preliminary Budget FY2019; RES. 2018-15	Change vs. Budget 2018		Change vs. Forecast 2018		ESTIMATED BUILDOUT (E)	Prior Estimate	
Acct#										100%		
NW NORTHWEST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL												
<i>Area identified as to the east of LWR Blvd, north of SR 70, south of SR 64 and west of Lorraine Rd.</i>												
MASTER LANDSCAPING & IRRIGATION MAINTENANCE CONTRACTS*												
60111	White Eagle Blvd from SR 70 to Rangeland	23,694	13,966	23,004	(690)	23,694	-	0%	690	3%	28,433	32,480
60112	Rangeland Pkwy from LWR Blvd to White Eagle	27,093	17,751	26,304	(789)	27,093	-	0%	789	3%	32,512	37,139
60113	Kent Lake & Lake Bank Maintenance	37,136	15,025	36,054	(1,082)	37,136	-	0%	1,082	3%	44,563	50,905
60114	Malachite Road; east of White Eagle	18,120	8,796	17,592	(528)	18,120	-	0%	528	3%	21,744	24,838
60115	44th Ave from LWR Blvd. to White Eagle	34,089	20,292	33,096	(993)	34,089	-	0%	993	3%	40,907	46,729
60116	Malachite Road from LWR Blvd. to White Eagle	12,978	7,547	12,600	(378)	12,978	-	0%	378	3%	15,574	17,790
60117	White Eagle from Rangeland to 44th Ave	10,296	9,255	9,996	(300)	10,296	-	0%	300	3%	12,355	14,114
60118	Lake Bank mowing	15,450	7,500	15,000	(450)	15,450	-	0%	450	3%	18,540	21,179
60119	Rangeland Pkwy from White Eagle to Esplanade	9,072	19,452	8,808	(264)	9,072	-	0%	264	3%	10,887	12,436
60120	LWR Blvd.; SR70 to Malachite	43,436	23,563	42,171	(1,265)	43,436	-	0%	1,265	3%	52,124	59,542
60121	LWR Blvd.; Malachite to SR64	81,605	43,789	79,228	(2,377)	81,605	-	0%	2,377	3%	97,926	111,864
60132	White Eagle from Malachite to 44th Ave	47,380	18,424	46,000	(1,380)	47,380	-	0%	1,380	3%	56,856	64,948
60133	White Eagle from 44th Ave to Gatewood Dr.	164,800	81,266	160,000	(4,800)	164,800	-	0%	4,800	3%	197,760	225,907
60134	White Eagle from Gatewood Dr. to SR64	-	-	-	-	-	-	-	-	-	28,000	37,630
60135	Silver Palm Blvd.	5,974	3,719	5,800	(174)	5,974	-	0%	174	3%	7,169	8,189
60136	Wood Fern Trail	53,560	20,794	52,000	(1,560)	53,560	-	0%	1,560	3%	64,272	73,420
60137	Gatewood Drive	51,500	24,245	50,000	(1,500)	51,500	-	0%	1,500	3%	61,800	70,596
60138	44th Ave from White Eagle Blvd. to Indigo	36,050	24,925	35,000	(1,050)	36,050	-	0%	1,050	3%	43,260	49,417
60139	44th Ave from Indigo to Lorraine	31,386	-	-	(31,386)	31,386	-	0%	31,386	-	37,663	43,024
60140	44th Ave. from Lorraine to Bourmeside	-	-	-	-	32,000	32,000	32,000	-	-	38,400	43,005
60141	Silver Falls Run	-	2,783	10,421	10,421	10,421	10,421	-	0%	-	12,505	23,113
60142	117th Street	-	-	43,302	43,302	86,600	86,600	43,298	100%	-	88,000	-
60143	Rangeland Pkwy. from Esplanade to Lorraine	-	-	-	-	-	-	-	-	-	80,000	-
	Subtotal Landscape Maintenance Contracts	703,619	363,092	706,377	2,757	832,640	129,021	18%	126,264	18%	1,091,249	1,068,266
											60%	
NW NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS												
60200	Irrigation Repairs	55,000	13,715	50,000	(5,000)	55,000	-	0%	5,000	10%	75,000	75,394
60210	Plant replacement	40,000	8,081	32,000	(8,000)	42,000	2,000	5%	10,000	31%	62,000	62,000
60215	Mulching	62,062	96,923	98,000	35,938	98,000	35,938	58%	-	0%	106,000	85,074
60230	Tree Trimming	76,000	30,112	74,500	(1,500)	76,000	-	0%	1,500	2%	104,180	104,180
	new Other Landscape Maintenance; Non-Contracted	-	-	-	-	4,000	4,000	4,000	-	-	4,800	-
	Subtotal Non-Contracted Landscaping	233,062	148,831	254,500	21,438	275,000	41,938	18%	20,500	8%	351,980	326,648
											19%	
NW IRRIGATION FOR MASTER LANDSCAPING												
60250	Monthly Meter Charge	8,610	5,028	8,610	-	8,610	-	0%	-	0%	10,332	11,803
60255	Utilization	50,000	136,322	200,000	150,000	200,000	150,000	300%	-	0%	250,000	120,000
	Subtotal Irrigation	58,610	141,350	208,610	150,000	208,610	150,000	256%	-	0%	260,332	131,803
											14%	
NW ENVIRONMENTAL												
60300	Lake maintenance for the lakes outside communities	26,000	10,480	26,000	-	26,000	-	0%	-	0%	28,000	35,641
60310	General consulting	-	-	-	-	-	-	-	-	-	-	-
60320	Water quality monitoring	-	-	-	-	-	-	-	-	-	-	-
60330	Mitigation monitoring and maintenance	-	-	-	-	-	-	-	-	-	-	-
60340	Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-	-
60350	Conservation Areas Exotic Species Removal	32,000	24,670	32,000	-	40,000	8,000	25%	8,000	25%	46,000	43,865
	Subtotal Environmental	58,000	35,150	58,000	-	66,000	8,000	14%	8,000	14%	74,000	79,506

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

<u>EXPENSES</u>		Budget FY2018	YTD 3/31/2018	Forecast 9/30/2018	Variance vs. Budget	Preliminary Budget FY2019; RES. 2018-15	Change vs. Budget 2018		Change vs. Forecast 2018		ESTIMATED BUILDOUT (B)	Prior Estimate
Acct#											4%	
NW	UTILITIES (Estimated via historical usage and projected additional area)											
60400	FLORIDA POWER & LIGHT	1,200	427	1,200	-	1,200	-	0%	-	0%	1,440	1,645
60410	Manatee County Utilities	-	-	-	-	-	-	-	-	-	-	-
60420	PEACE RIVER	2,000	8,665	12,000	10,000	2,000	-	0%	(10,000)	-83%	2,400	2,742
	Subtotal Utilities	3,200	9,092	13,200	10,000	3,200	-	0%	(10,000)	-76%	3,840	4,387
	OTHER MAINTENANCE: NW SECTOR										0%	
60600	Roads and sidewalks	-	-	-	-	-	-	-	-	-	-	-
60610	Stormwater System & Drainage	14,000	4,160	14,000	-	14,000	-	0%	-	0%	20,000	40,000
60611	Storm Damage and Clean Up	-	5,058	5,058	5,058	-	-	-	(5,058)	-100%	-	-
60620	Sanitary Sewer	1,000	-	1,000	-	1,000	-	-	-	0%	2,000	2,000
60630	Street Light Repair	-	-	-	-	-	-	-	-	-	-	-
60640	Hardscapes	6,000	8,436	10,000	4,000	12,000	6,000	100%	2,000	20%	12,000	8,225
60645	Signs	-	-	-	-	-	-	-	-	-	-	-
60650	Miscellaneous Maintenance	1,200	575	1,400	200	1,200	-	0%	(200)	-14%	1,440	1,645
60655	Centralized irrigation system	-	-	-	-	-	-	-	-	-	-	-
60660	Waste Management	-	-	-	-	-	-	-	-	-	-	-
	Subtotal Other Maintenance	22,200	18,229	31,458	9,258	28,200	6,000	27%	(3,258)	-10%	35,440	51,870
											2%	
NW	TOTAL NORTHWEST SECTOR	1,078,691	715,744	1,272,145	193,453	1,413,650	334,959	31%	141,506	11%	1,816,841	1,662,479

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

EXPENSES		Budget FY2018	YTD 3/31/2018	Forecast 9/30/2018	Variance vs. Budget	Preliminary Budget FY2019; RES. 2018-15	Change vs. Budget 2018		Change vs. Forecast 2018		ESTIMATED BUILDOUT (B)	Prior Estimate
Acct#											100%	
NE	NORTHEAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL											
	<i>Area identified as to the east of Lorraine Rd., north of SR 70, south of SR 64 and west to District boundary.</i>											
	MASTER LANDSCAPING & IRRIGATION MAINTENANCE*											
60119	Post Blvd & SR70 Intersection	25,482	12,997	24,740	(742)	24,740	(742)	-3%	-	0%	29,688	34,930
60130	59th Avenue Lorraine Rd to Post Blvd	17,543	8,516	17,032	(511)	17,032	(511)	-3%	-	0%	20,438	24,047
60131	NE, State Road 70 & Lorraine	6,005	2,915	5,830	(175)	5,830	(175)	-3%	-	0%	6,996	8,231
60132	Uihlein Road	47,500	13,500	30,000	(17,500)	62,000	14,500	31%	32,000	107%	74,400	65,113
60133	Lakebank and Swale Mowing	-	500	1,200	1,200	1,200	1,200	-	-	0%	1,440	-
60134	Lorraine Corners	25,000	-	30,660	5,660	92,000	67,000	268%	61,340	-	110,400	34,270
60135	Future Roads	-	-	-	-	60,000	60,000	-	60,000	-	500,000	500,000
	Subtotal Landscape Maintenance Contracts	121,529	38,428	109,461	(12,068)	262,801	141,272	116%	153,340	140%	743,361	666,591
NE	NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS										65%	
60200	Irrigation Repairs	15,000	-	2,400	(12,600)	15,000	-	0%	12,600	525%	40,000	40,000
60210	Plant replacement	10,000	718	4,000	(6,000)	10,000	-	0%	6,000	150%	30,000	50,000
60215	Mulching	7,500	8,370	9,000	1,500	10,000	2,500	33%	1,000	11%	20,000	40,000
60230	Tree Trimming	5,500	558	1,800	(3,700)	5,500	-	0%	3,700	206%	18,000	35,000
new	Other Landscape Maintenance; Non-Contracted	-	-	-	-	2,000	2,000	-	2,000	-	2,400	-
	Subtotal Non-Contracted Landscaping	38,000	9,646	17,200	(20,800)	42,500	4,500	12%	25,300	147%	110,400	165,000
NE	IRRIGATION FOR MASTER LANDSCAPING										10%	
60250	Monthly Meter Charge	8,868	4,310	8,868	-	8,868	-	-	-	0%	10,642	12,156
60255	Utilization	12,000	10,072	22,000	10,000	40,000	28,000	-	18,000	82%	180,000	100,000
	Subtotal Irrigation	20,868	14,382	30,868	10,000	48,868	28,000	134%	18,000	58%	190,642	112,156
NE	ENVIRONMENTAL										17%	
60300	Lake maintenance for the lakes outside communities	16,000	5,000	14,000	(2,000)	16,000	-	0%	2,000	14%	40,000	40,000
60310	General consulting	-	-	-	-	-	-	-	-	-	-	-
60320	Water quality monitoring	-	-	-	-	-	-	-	-	-	-	-
60330	Annual Wetland Preservation Area Monitoring	800	-	800	-	800	-	-	-	0%	960	1,097
60340	Littoral Shelf Plantings and Maintenance	1,500	-	1,500	-	1,500	-	-	-	0%	1,800	2,056
60350	Conservation Areas Exotic Species Removal	8,000	1,785	8,000	-	12,000	4,000	-	4,000	50%	14,400	10,966
	Subtotal Environmental	26,300	6,785	24,300	(2,000)	30,300	4,000	15%	6,000	25%	57,160	54,119
NE	UTILITIES (Estimated via historical usage and projected additional area)										5%	
60400	FLORIDA POWER & LIGHT	-	-	-	-	-	-	-	-	-	1,440	1,645
60410	Manatee County	100	-	-	(100)	100	-	-	100	-	-	-
60420	PEACE RIVER	1,236	419	1,200	(36)	1,273	37	3%	73	6%	1,528	1,694
	Subtotal Utilities	1,336	419	1,200	(136)	1,373	37	3%	173	14%	2,968	3,339
NE	OTHER MAINTENANCE: NE SECTOR										0%	
60600	Roads and sidewalks	-	-	-	-	-	-	-	-	-	-	-
60610	Stormwater System & Drainage	6,000	2,500	6,000	-	12,000	6,000	100%	6,000	100%	25,000	25,000
60611	Storm Damage and Clean Up	-	-	-	-	-	-	-	-	-	-	-
60620	Sanitary Sewer	10,000	900	6,000	(4,000)	10,000	-	-	4,000	67%	12,000	13,708
60630	Street Light Repair	-	-	-	-	-	-	-	-	-	-	-
60640	Hardscapes	2,400	2,716	3,200	800	3,200	800	33%	-	0%	5,000	3,290
60645	Signs	-	-	-	-	-	-	-	-	-	-	-
60650	Miscellaneous Maintenance	1,200	-	-	(1,200)	1,200	-	-	1,200	-	1,440	1,645
	Subtotal	19,600	6,116	15,200	(4,400)	26,400	6,800	35%	11,200	74%	43,440	43,643
	TOTAL EXPENSES NORTHEAST SECTOR	227,633	75,776	198,229	(29,404)	412,242	184,609	81%	214,013	108%	1,147,970	1,044,849

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

EXPENSES		Budget FY2018	YTD 3/31/2018	Forecast 9/30/2018	Variance vs. Budget	Preliminary Budget FY2019; RES. 2018-15	Change vs. Budget 2018	Change vs. Forecast 2018	ESTIMATED BUILDOUT (B)	Prior Estimate	
Acct#											
SARASOTA SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL											
<i>Area identified as Sarasota County lands within the District</i>											
SRQ	MASTER LANDSCAPING & IRRIGATION REPAIRS CONTRACTS*								100%		
60101	Deer Drive from U.Pkwy. to LWR Blvd.	216,497	58,162	135,353	(81,144)	216,497	-	81,144	60%	259,796	
60102	Lorraine Road from U.Pkwy. to Southern Boundary	172,580	86,828	168,507	(4,073)	172,580	-	4,073	2%	207,096	
60103	LWR Blvd. from Communications Pkwy. to Southern Boundary	151,700	49,952	143,836	(7,864)	151,700	-	7,864	5%	182,040	
60104	Lorraine Road; South Boundary to Fruitville Road	-	20,562	41,200	41,200	41,200	41,200	-	0%	-	
	Future Roads	-	-	-	-	-	-	-	-	500,000	
	Subtotal Landscape Maintenance Contracts	540,777	215,504	488,896	(51,881)	581,977	41,200	8%	93,081	19%	1,148,932
											1,241,294
SRQ	NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS								66.43%		1
60200	Irrigation Repairs	20,000	212	20,000	-	20,000	-	-	0%	65,000	65,000
60210	Plant replacement	15,000	850	15,000	-	15,000	-	-	0%	40,000	40,000
60215	Mulching	32,450	24,195	32,450	-	32,450	-	-	0%	80,000	80,000
60230	Tree Trimming	33,991	1,140	33,991	-	33,991	-	-	0%	80,000	80,000
	Other Landscape Maintenance; Non-Contracted	-	-	-	-	4,000	4,000	4,000	-	6,000	-
	Subtotal Non-Contracted Landscaping	101,441	26,397	101,441	-	105,441	4,000	4%	4,000	4%	271,000
											265,000
SRQ	IRRIGATION FOR MASTER LANDSCAPING								15.67%		0
60250	Monthly Meter Charge	8,868	4,310	8,868	-	8,868	-	-	0%	10,642	12,156
60255	Utilization	24,000	19,678	42,000	18,000	60,000	36,000	18,000	43%	200,000	150,000
	Subtotal Irrigation	32,868	23,988	50,868	18,000	68,868	36,000	110%	18,000	35%	210,642
											162,156
SRQ	ENVIRONMENTAL								12.18%		0
60300	Lake maintenance for the lakes outside communities	5,000	4,325	8,000	3,000	10,000	5,000	2,000	25%	20,000	20,000
60310	General consulting	-	-	-	-	-	-	-	-	-	-
60320	Water quality monitoring	-	-	-	-	-	-	-	-	-	-
60330	Mitigation monitoring and maintenance	-	-	-	-	-	-	-	-	-	-
60340	Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-
60350	Conservation Areas Exotic Species Removal	5,000	-	5,000	-	12,000	7,000	7,000	140%	20,000	20,000
	Subtotal Environmental	10,000	4,325	13,000	3,000	22,000	12,000	120%	9,000	69%	40,000
											2,31%
SRQ	UTILITIES (Estimated via historical usage and projected additional area)										0
60400	FLORIDA POWER & LIGHT	400	11,468	16,000	15,600	1,200	800	(14,800)	-93%	2,000	2,000
60420	Manatee County	-	-	-	-	-	-	-	-	-	-
	Subtotal Utilities	400	11,468	16,000	15,600	1,200	800	200%	(14,800)	-93%	2,000
											2,000
SRQ	OTHER MAINTENANCE:								0.12%		0
60600	Roads and sidewalks	-	-	-	-	-	-	-	-	-	-
60610	Stormwater System & Drainage	12,000	-	8,000	(4,000)	12,000	-	4,000	50%	40,000	40,000
60611	Storm Damage and Clean Up	-	-	-	-	-	-	-	-	-	-
60620	Sanitary Sewer	-	-	-	-	-	-	-	-	6,000	6,000
60630	Street Light Repair	-	-	-	-	-	-	-	-	-	-
60640	Hardscapes and Signs	6,000	-	4,000	(2,000)	6,000	-	2,000	50%	8,225	8,225
60650	Miscellaneous Maintenance	2,000	125	400	(1,600)	2,000	-	1,600	400%	2,742	2,742
	Subtotal	20,000	125	12,400	(7,600)	20,000	-	0%	7,600	61%	56,967
											3.28%
	TOTAL SARASOTA SECTOR	705,485	281,807	682,605	(22,881)	799,485	94,000	13%	116,881	17%	1,729,540
											1,767,416

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

EXPENSES	Budget FY2018	YTD 3/31/2018	Forecast 9/30/2018	Variance vs. Budget	Preliminary Budget FY2019; RES. 2018-15	Change vs. Budget 2018		Change vs. Forecast 2018		ESTIMATED BUILDOUT (B)	Prior Estimate	
Acct#										100.00%		
GENERAL MAINTENANCE AND MANAGEMENT; APPORTIONED BY EDU'S												
PERSONNEL												
60724	Operations and Maintenance Management Fee - LWRD Personnel	125,000	24,500	125,000	-	268,000	143,000	114%	143,000	114%	500,000	500,000
	Subtotal	125,000	24,500	125,000	-	268,000	143,000	114%	143,000	114%	500,000	500,000
GENERAL												
	Electric	-	-	-	-	-	-	-	-	69.44%	-	-
60725	Uniforms	-	-	-	-	-	-	-	-		5,000	5,000
60730	Job Materials	-	-	-	-	6,000	6,000	6,000	6,000		20,000	20,000
60735	Phone/Radio	-	-	-	-	-	-	-	-		12,000	12,000
60740	Office Supplies	-	-	-	-	-	-	-	-		5,000	5,000
60745	Fuel & Oil	-	-	-	-	12,400	12,400	12,400	12,400		50,000	50,000
60750	Equipment	-	-	-	-	-	-	-	-		10,000	10,000
60755	Tools/Machinery	-	-	-	-	500	500	500	500		10,000	10,000
60760	Supplies	-	-	-	-	500	500	500	500		10,000	10,000
60765	Employment Advertising	-	-	-	-	-	-	-	-		2,000	2,000
60770	Miscellaneous Maintenance	4,200	737	1,600	(2,600)	2,000	(2,200)	-52%	400	25%	24,000	24,000
	Maintenance Facility Rent	-	-	-	-	-	-	-	-		24,000	24,000
	Vehicle R&M	-	-	-	-	1,200	1,200	1,200	1,200		5,000	5,000
	Vehicle Leases	-	-	-	-	7,800	7,800	7,800	7,800		36,000	36,000
	Waste Management	-	-	-	-	1,600	1,600	1,600	1,600		5,000	5,000
	Centralized Irrigation System	-	-	-	-	-	-	-	-		2,000	2,000
	Subtotal	4,200	737	1,600	(2,600)	32,000	27,800	662%	30,400	1900%	220,000	220,000
											30.56%	
	Total General Maintenance and Management	129,200	25,237	126,600	(2,600)	300,000	170,800	132%	173,400	137%	720,000	720,000
PARKS; APPORTIONED BY EDU'S												
60791	Robert N Gardner Park at Lakewood Centre	50,000	29,277	50,000	-	150,000	100,000	200%	100,000	200%	200,000	80,000
60792	James L Patton Park at Kent Lake	25,000	-	25,000	-	60,000	35,000	140%	35,000	140%	60,000	60,000
60793	Roger A Hill Park at White Eagle Blvd.	-	-	12,000	12,000	12,000	12,000	-	-	0%	60,000	60,000
	Total Parks	75,000	29,277	87,000	12,000	222,000	147,000	196%	135,000	155%	320,000	200,000
	TOTAL MAINTENANCE	3,211,141	1,572,187	3,329,887	118,747	4,402,352	1,191,212	37%	1,072,465	32%	7,312,321	6,928,659

Lakewood Ranch Stewardship District
Operations and Maintenance Budget Detail

EXPENSES	Budget FY2018	YTD 3/31/2018	Forecast 9/30/2018	Variance vs. Budget	Preliminary Budget FY2019; RES. 2018-15	Change vs. Budget 2018	Change vs. Forecast 2018	ESTIMATED BUILDOUT (B)	Prior Estimate
Acct#									
RESERVES								200,000	200,000
ADMINISTRATIVE									
70000 Insurance	8,240	7,500	8,000	(240)	8,000	(240) -3%	- 0%	42,517	50,000
70010 Meeting Advertising	15,450	3,645	15,000	(450)	15,000	(450) -3%	- 0%	42,517	25,000
70020 Real Estate Taxes	-	-	-	-	-	-	-	-	-
70030 Engineering	70,000	20,872	60,000	(10,000)	70,000	- 0%	10,000 17%	75,000	200,000
70040 Bond Agent Fees	30,000	-	20,000	(10,000)	30,000	- 0%	10,000 50%	75,000	106,291
70050 Legal Fees	100,000	28,102	90,000	(10,000)	100,000	- 0%	10,000 11%	125,000	300,000
70060 Accounting	32,000	11,845	30,000	(2,000)	32,000	- 0%	2,000 7%	125,000	159,437
70065 Lien Book and Tax Roll	139,000	90,500	100,000	(39,000)	139,000	- 0%	39,000 39%	150,000	193,000
70070 Annual Audit	17,000	10,000	15,000	(2,000)	17,000	- 0%	2,000 13%	75,000	79,719
70080 Trustee	100,000	24,684	70,000	(30,000)	100,000	- 0%	30,000 43%	200,000	372,020
70090 Manager	85,000	40,675	70,000	(15,000)	85,000	- 0%	15,000 21%	200,000	180,000
70100 Travel and Per Diem	-	-	-	-	-	-	-	-	-
70110 Telephone	-	-	-	-	-	-	-	-	-
70120 Postage	1,500	-	1,000	(500)	1,500	- 0%	500 50%	2,657	2,657
70150 Office Supplies	1,500	208	500	(1,000)	1,500	-	1,000 200%	-	-
70160 Other Current Charges	3,810	-	2,000	(1,810)	3,810	- 0%	1,810 91%	10,629	10,629
70170 Dues, Licenses, Subscriptions	500	175	175	(325)	500	- 0%	325 186%	1,063	1,063
70180 Capital Outlay	-	-	-	-	-	-	-	-	-
70190 Meeting Room Rent	-	-	-	-	-	-	-	-	-
TOTAL ADMINISTRATIVE	604,000	238,206	481,675	(122,325)	603,310	(690) 0%	121,635 25%	1,124,383	1,679,817
EXPENSES GRAND TOTAL	3,815,141	1,810,393	3,811,562	(3,578)	5,005,662	1,190,522 31%	1,194,100 31%	8,636,704	8,808,476
REVENUES - % FROM PLATTED LOTS								100%	
ASSESSMENTS FROM PLATTED LOTS ^a	2,096,793	2,299,431	2,299,431	202,638	2,918,102	821,309 39%	618,671 27%	8,636,704	8,808,476
ASSESSMENTS FROM UNPLATTED	255,467	-	255,467	-	131,204	(124,263) -49%	(124,263) -49%		
LANDOWNER CONTRIBUTIONS (A)	1,462,881	78,660	1,256,664	(206,217)	1,956,356	493,475 34%	699,692 56%		
INTEREST INCOME	-	-	-	-	-	-	-		
OTHER INCOME	-	-	-	-	-	-	-		
TOTAL	3,815,141	2,378,091	3,811,562	(3,579)	5,005,662	1,190,522 31%	1,194,100 31%	8,636,704	8,808,476
OPERATING SURPLUS (DEFICIT)	0	567,698	0	-1	0	-	0	0	0
								TOTAL CHANGE VS. PRIOR YEAR	(171,772)

(A) INCLUDES LOTS NOT PLATTED AT BEGINNING OF YEAR AND SOLD TO A THIRD PARTY DURING YEAR.

^aLandscape contracts are inclusive of turf maint., shrub & ornamental tree maint., bed maint., and irrigation system programming and inspection. Contracts are not inclusive of palm and canopy tree pruning, mulch, annuals or irrigation repairs.

^bBuildout assessments budget includes a cushion to account for county administration and collection fees equating to 3% and up to 4% for discounts aloud. Assessment revenue itemized for the proposed 2019 Fiscal Year is calculated at 95% of total inclusive of the cushion.

(B) BUILDOUT AMOUNTS ARE IN CURRENT YEAR \$. FINAL BUILDOUT AMOUNTS MAY BE SIGNIFICANTLY DIFFERENT DUE TO ECONOMIC FACTORS AND PLAN CHANGES

ADOPTED AND APPROVED BY RESOLUTION 2018-15 OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT BOARD OF SUPERVISORS FOLLOWING A PUBLIC HEARING WITH A QUORUM PRESENT AND VOTING ON JUNE 8, 2018

BY: _____
CHAIRMAN/VICE-CHAIRMAN

ATTEST: _____
SECRETARY/ASSISTANT SECRETARY

LAKWOOD RANCH STEWARDSHIP DISTRICT
 FOR OCTOBER 1, 2018 TO SEPTEMBER 30, 2019 DISTRICT OPERATION & MAINTENANCE BUDGET
BUDGET SUMMARY SCHEDULE SHOWING COST PER UNIT & ASSESSMENT PER UNIT

		2018 ESTIMATE	PRELIMINARY BUDGET FY2019; Res. 2018-15	CHANGE VS. PRIOR YEAR	UNITS	AVG. PER UNIT	ESTIMATED BUILDOUT BUDGET	UNITS	AVG. PER UNIT	PRIOR YEAR	CHANGE VS. PRIOR YEAR
SOURCES OF FUNDS											
ASSESSMENTS - PLATTED PARCELS		\$2,299,431	\$3,071,686	\$772,255	8,706	\$353	\$8,636,704	26,551	\$325	\$326	(\$1)
	SE										
	NW										
	NE										
	SRQ										
ASSESSMENTS - UNPLATTED LAND		\$255,467	\$131,204	-\$124,263			\$0				
	SE										
	NW										
	NE										
	SRQ										
LANDOWNER CONTRIBUTIONS - SMR		\$1,256,664	\$1,956,356	\$699,692			\$0				
	SE			56%							
	NW										
	NE										
	SRQ										
TOTAL SOURCES		\$3,811,562	\$5,159,247	\$1,347,684	8,706	\$353	\$8,636,704	26,551	\$325	\$326	(\$1)
	SE										
	NW										
	NE										
	SRQ										
USES OF FUNDS				Variance	Variance Notes:						
SOUTHEAST SECTOR		\$963,309	\$1,254,975	\$291,666	Masters & Bourneside		1,577,970	4,076	\$387	\$370	\$17
NORTHWEST SECTOR		\$1,272,145	\$1,413,650	\$141,506	44th. 117street, etc.		1,816,841	8,650	\$210	\$183	\$27
NORTHEAST SECTOR		\$198,229	\$412,242	\$214,013	Uihlein Road		1,147,970	9,797	\$117	\$106	\$11
SARASOTA SECTOR		\$682,605	\$799,485	\$116,881	All new		1,729,540	4,027	\$429	\$439	(\$10)
GENERAL MAINTENANCE		\$126,600	\$300,000	\$173,400	O&M Management Fee; LWRD		720,000	26,551	\$27	\$34	(\$7)
PARKS MAINTENANCE		\$87,000	\$222,000	\$135,000	Parks completed		320,000	26,551	\$12	\$0	\$12
GENERAL RESERVES		\$0	\$0	\$0			200,000	26,551	\$8	\$7	\$1
ADMINISTRATIVE		\$481,675	\$603,310	\$121,635	New bonds / more activity		1,124,383	26,551	\$42	\$62	(\$20)
TOTAL USES		\$3,811,562	\$5,005,662	\$1,194,100			\$ 8,636,704	26,551	\$325	\$326	(\$1)
NET ADDITION TO FUND BALANCE		\$0	\$153,584				ASSESSMENT PER UNIT BY SECTOR:				
							SOUTHEAST SECTOR TOTAL		\$476	\$481	(\$5)
							NORTHWEST SECTOR TOTAL		\$299	\$297	\$2
							NORTHEAST SECTOR TOTAL		\$206	\$217	(\$11)
							SARASOTA SECTOR TOTAL		\$519	\$550	(\$31)
USES CHANGE VS PRIOR YEAR			\$1,194,100								
PERCENTAGE CHANGE			31%								

Current year per unit assessments are the projected amount of the per unit annual assessments at buildout. The per unit annual assessment at buildout is based on estimated EDU's at buildout and acres within the District. Please see detail schedules on both and please note the following:
 BUILDOUT AMOUNTS ARE ESTIMATES BASED ON INFORMATION AT THE TIME OF THIS SCHEDULE USING NEW BUDGET YEAR \$.
 ACTUAL BUILDOUT AMOUNTS MAY BE SIGNIFICANTLY DIFFERENT FROM THE AMOUNTS SHOWN ABOVE DUE TO CHANGES IN LAND PLANS, EDU's, INFLATION

LAKEWOOD RANCH STEWARDSHIP DISTRICT
 ESTIMATED EDU'S BY COMMUNITY AND ALLOCATION OF OPERATIONS & MAINTENANCE BUDGET - BASED ON PROJECTIONS AS OF MAY 2018
 FOR OCTOBER 2018 TO SEPTEMBER 2019 DISTRICT OPERATIONS & MAINTENANCE BUDGET

Acres	PROJECTED BUILDOUT EDU'S				% OF TOTAL	PLATTED AS OF MAY 2018			% OF TOTAL	WINN SECTOR %'S	Revenue based on # of EDU					
	AS OF MAY 2018					BUDGET YEAR EDU'S					PER EDU	REVENUE TOTAL	PRIOR YEAR	VAR		
	RES UNITS	RES EDU	COMM EDU	TOTAL		RES	COMM	TOTAL								
SE SECTOR																
	328	328		328	1.24%	328		328	3.77%	13%	158,190	157,837	-1,647			
140	68	68		68	0.26%	68		68	0.78%	3%	32,381	0	32,381			
450	304	304		304	1.14%				0.00%	0%	0	0	0			
	1,260	1,260		1,260	4.75%	1,260		1,260	14.47%	52%	599,998	608,325	-8,326			
	92	46		46	0.17%	46		46	0.53%	2%	21,905	22,136	-231			
			18	18	0.07%		18	18	0.21%	1%	8,571	8,662	-90			
643	1,300	1,300		1,300	4.90%	707		707	8.12%	29%	338,666	188,634	148,031			
339	450	450		450	1.69%				0.00%	0%	0	0	0			
83			40	40	0.15%				0.00%	0%	0	0	0			
			12	12	0.05%		12	12	0.14%	0%	5,714	0	5,714			
20	50	50		50	0.23%				0.00%	0%	0	5,775	-5,775			
	150	150		150	0.64%				0.00%	0%	0	0	0			
			20	20	0.08%				0.00%	0%	0	0	0			
	3,952	3,906	170	4,076	15.35%	2,409	30	2,433	28.02%	100%	\$476	\$1,161,425	\$898,368	\$172,057		
													15%			
NW SECTOR																
	826	826		826	3.11%	826		826	9.49%	18%	247,041	245,154	1,887			
			60	60	0.23%				0.00%	0%	0	0	0			
Lakewood Center South / NW Sector:																
	1024	1024		1,024	3.89%	950		950	10.91%	20%	284,127	238,031	46,096			
	178	88		88	0.33%	88		88	1.01%	2%	26,319	16,621	9,698			
	275	275		275	1.04%	275		275	3.16%	6%	82,247	81,619	628			
	142	142		142	0.53%	142		142	1.63%	3%	42,469	42,145	324			
	535	268		268	1.01%	149		149	1.71%	3%	44,414	44,074	339			
	272	136		136	0.51%	136		136	1.56%	3%	40,675	40,384	311			
	258	128		128	0.48%	128		128	1.47%	3%	38,282	37,990	292			
	237	119		119	0.45%	119		119	1.36%	3%	35,441	35,170	271			
53 22	140	140		140	0.53%				0.00%	0%	0	0	0			
			8	8	0.03%				0.00%	0%	0	0	0			
			4	4	0.02%				0.00%	0%	0	0	0			
79			32	32	0.12%				0.00%	0%	0	0	0			
	76	76		76	0.29%				0.00%	0%	0	0	0			
			10	10	0.04%				0.00%	0%	0	0	0			
CORE (with LWCS):																
42			87	87	0.33%	87		87	1.00%	2%	26,080	0	26,080			
	250	125		125	0.47%				0.00%	0%	0	0	0			
5			20	20	0.08%				0.00%	0%	0	0	0			
5			20	20	0.08%				0.00%	0%	0	0	0			
187			800	800	3.01%				0.00%	0%	0	0	0			
Lakewood Center North 1 - "Commercial Units":																
			41	41	0.16%	41		41	0.47%	1%	12,310	12,216	94			
			30	30	0.11%				0.00%	0%	0	0	0			
			9	9	0.03%	9		9	0.10%	0%	2,593	2,573	20			
			20	20	0.08%				0.00%	0%	0	0	0			
			9	9	0.03%	9		9	0.10%	0%	2,648	2,628	20			
			10	10	0.04%	10		10	0.12%	0%	3,039	3,015	23			
Lakewood Center North:																
100	183	183		183	0.69%	183		183	2.10%	4%	54,732	54,314	418			
	122	61		61	0.23%	61		61	0.70%	1%	18,244	18,105	139			
150	328	328		328	1.24%	266		266	3.06%	6%	78,556	33,538	46,017			
	108	54		54	0.20%	11		11	0.13%	0%	3,290	3,265	25			
21	360	180		180	0.68%	180		180	2.07%	4%	53,835	17,808	36,027			
93	576	576		576	2.17%	576		576	6.62%	12%	172,271	77,167	95,103			
304	475	475		475	1.79%	238		238	2.71%	5%	70,583	70,044	539			
74 4	103	103		103	0.39%				0.00%	0%	0	0	0			
	150	80		80	0.30%				0.00%	0%	0	0	0			
85	200	200		200	0.75%				0.00%	0%	0	0	0			
	300	150		150	0.56%				0.00%	0%	0	0	0			
	500	250		250	0.94%				0.00%	0%	0	0	0			
			60	60	0.23%				0.00%	0%	0	0	0			
	240	120		120	0.45%				0.00%	0%	0	0	0			
	66	66		66	0.25%				0.00%	0%	0	0	0			
	101	101		101	0.38%				0.00%	0%	0	0	0			
	250	125		125	0.47%				0.00%	0%	0	0	0			
Business Park & Commerce Park:																
4 57			32	32	0.12%	32		32	0.37%	1%	9,571	0	9,571			
65 5			200	200	0.75%	200		200	2.30%	4%	59,816	0	59,816			
			800	800	3.01%				0.00%	0%	0	0	0			
	8,114	6,231	2,419	8,650	32.58%	4,412	301	4,713	54.14%	100%	\$299	\$1,409,981	\$1,075,842	\$333,733		
													24%			
NE SECTOR																
1922	1,577	1,577		1,577	5.94%	765		765	8.79%	78%	157,764	85,964	71,800			
	423	423		423	1.58%	212		212	2.44%	22%	43,720	0	43,720			
	7,088	7,088		7,088	26.70%				0.00%	0%	0	0	0			
			400	400	1.51%				0.00%	0%	0	0	0			
19 94			100	100	0.38%				0.00%	0%	0	0	0			
2 58			6	6	0.02%				0.00%	0%	0	0	0			
6 52			69	69	0.25%				0.00%	0%	0	0	0			
11			44	44	0.17%				0.00%	0%	0	0	0			
2 55			30	30	0.11%				0.00%	0%	0	0	0			
2			30	30	0.11%				0.00%	0%	0	0	0			
3 29			30	30	0.11%				0.00%	0%	0	0	0			
	9,088	9,088	709	9,797	36.90%	977		977	11.22%	0%	\$206	\$201,484	\$85,964	\$115,520		
													51%			
SARASOTA																
	1,021	1,021		1,021	3.85%				0.00%	0%	0	0	0			
	3,084	1,542		1,542	5.81%				0.00%	0%	0	0	0			
20 1 5	246	246		246	0.91%	246		246	2.83%	43%	127,560	0	127,560			
25 1 4	331	331		331	1.25%	331		331	3.80%	57%	171,636	0	171,636			
25	290	145		145	0.55%				0.00%	0%	0	0	0			
7	172	86		86	0.32%				0.00%	0%	0	0	0			
			156	156	0.59%				0.00%	0%	0	0	0			
	500	500		500	1.88%				0.00%	0%	0	0	0			
	5,644	3,871	156	4,027	15.17%	577		577	6.63%	100%	\$519	\$299,197	\$0	\$299,197		
													100%			
ALL TOTAL	26,798	23,096	3,455	26,551	100%	8,375	331	8,706	100%		\$3,071,688	\$2,161,174	\$920,513			

Prior Year: 5,973 99 6,077
 Operation & Maintenance Annual Assessments Are Charged Per Platted EDU As Follows: Note that annual assessments shown on schedule are for 1 EDU
 Single Family Home = 1 EDU
 Commercial EDU'S = 2,500 SQ FT. = 1 EDU
 Multi Family Homes is 1/2 of EDU
 The Square Feet is Either GDP = General Development Plan - total square feet in Plan - Or Best Estimate
 The Budget Assessment Per EDU amount shown above is grossed up by 7% for placement on the Manatee County Real Estate Taxes Invoice.
 The gross up is 4% discount for early payment, Property Appraiser fee of 1.5% & Tax Collector fee of 1.5%
 Per a separate calculation, landowners are charged and direct billed an assessment on a per acre basis for land that they own that has not been platted.
 Please see schedule of acres for this assessment calculation

LAKWOOD RANCH STEWARDSHIP DISTRICT
 ESTIMATED ACRES BY PARCEL BASED ON PROJECTIONS AS OF MAY 2018
 FOR ALLOCATION OF OPERATION & MAINTENANCE ASSESSMENTS ON LAND NOT PLATTED
 FOR OCTOBER 2018 TO SEPTEMBER 2019 DISTRICT OPERATIONS & MAINTENANCE BUDGET

ESTIMATED ACRES BY PARCEL	BUILDOUT ACRES			% OF TOTAL	BUILDOUT BUDGET	PER ACRE ASSESSMENT AMOUNT
	RES	COMM	TOTAL			
SE SECTOR -Manatee County						
LAKE CLUB	728		728	3.41%		285,407
EAST OF LAKE CLUB	909		909	4.26%		356,366
CC EAST	1,164		1,164	5.46%		456,337
CCE GOLF COURSE	350		350	1.64%		137,215
EAST PULTE AGE REST	604		604	2.83%		236,793
REMAINING EAST LAND	157		157	0.74%		61,551
Diocese of Sarasota		83	83	0.39%		32,539
UNIV CORNERS/SMR		30	30	0.14%		11,761
				0.00%		0
SUBTOTAL	3,912	113	4,025	18.87%	1,577,970	392
NW SECTOR						
CENTRAL PARK	355		355	1.66%		201,297
CENTRAL PARK COMM		18	18	0.08%		10,144
<u>Lakewood Center South / NW Sector:</u>						
ESPLANADE	195		195	0.91%		110,696
ESPLANADE - GOLF	400		400	1.88%		227,069
BRIDGEWATER - Lennar Homes	278		278	1.30%		157,813
HARMONY - Mattamy	245		245	1.15%		139,080
LOST CREEK APARTMENTS	24		24	0.11%		13,505
CREEKSIDE APARTMENTS	17		17	0.08%		9,480
LUX APARTMENTS - Davis Development-Parcel J	24		24	0.11%		13,524
NW Sector Parcel "I"	54		54	0.25%		30,854
NW Sector Parcel "F"	14		14	0.07%		8,174
Lakewood Center Parcel "I"	90		90	0.42%		51,090
Lakewood Center Parcel "J"	149		149	0.70%		84,583
Other Multi Family - Hotel - I&J	4		4	0.02%		2,044
Other Commercial Sites - Parcels L to Q	35		35	0.17%		20,096
Other MF Units - Parcel R	44		44	0.21%		24,864
<u>Lakewood Center North 1 - "Commercial Units"</u>						
SENIOR LIFESTYLES - LWCN Lot 1		7	7	0.03%		3,690
LWCN Lot 5		4	4	0.02%		2,486
MOB II - LWCN Lot 6 & 7		3	3	0.01%		1,538
LWCN Lot 8		1	1	0.01%		761
TIDEWELL - LWCN Lot 9		2	2	0.01%		1,414
INTERCOASTAL MEDICAL GROUP - LWCN Lot 10		3	3	0.01%		1,663
<u>Lakewood Center North:</u>						
ARBOR GRANDE - Standard Pacific	100		100	0.47%		56,767
MALLORY PARK - Divosta Homes	150		150	0.70%		85,151
ECHO LAKE APARTMENTS - Home by Towne	21		21	0.10%		11,921
INDIGO - Neal Homes	93		93	0.44%		52,794
SAVANNAH - Meritage Homes	304		304	1.43%		172,572
FUTURE RESIDENTIAL	22		22	0.10%		12,659
FUTURE MULTIFAMILY	31		31	0.14%		17,428
FUTURE COMMERCIAL - Office & Retail		75	75	0.35%		42,575
BUSINESS PARK		182	182	0.85%		103,316
COMMERCE PARK - east of LWRB		144	144	0.68%		81,745
BUSINESS PARK -east of LWRB		113	113	0.53%		64,147
SUBTOTAL	2,648	552	3,201	15.00%	1,816,641	568
NE SECTOR						
COMMERCIAL		797	797	3.74%		156,052
MULTI-FAMILY	161		161	0.75%		31,524
LAKWOOD NATIONAL / POLO RUN	1,292		1,292	6.06%		252,973
RESIDENTIAL	3,613		3,613	16.94%		707,422
SUBTOTAL	5,066	797	5,863	27.49%	1,147,970	196
SARASOTA						
RESIDENTIAL	5,500		5,500	25.78%		1,154,146
COMMERCIAL		120	120	0.56%		25,181
HERITAGE RANCH		2,258	2,258	10.59%		473,829
HAMLETS	364		364	1.71%		76,383
SUBTOTAL	5,864	2,378	8,242	38.64%	1,729,540	210
ADMINISTRATIVE/GENERAL						
					2,364,383	111
Totals	17,490	3,840	21,331	100%	8,636,704	405

Wetland Systems Not Assessed - benefit all 1,724
 TOTAL DISTRICT ACRES PER BOND VALIDATION 23,055

NOTE:

CC East is Country Club East consisting of the original 851 acres plus 178 acres "Ritz Option" and 135 acre "Triangle parcel = 1,164
 NE Sector - land east of Lorraine Road and north of Slate Road 70 - East North @ 3,401 acres & East South at 2,462 acres = 5,863 a
 Sarasota - the 8,242 acres of Sarasota land is per Sarasota County Tax ID #s when District was formed

The District charges the Land Owner an annual per acre assessment for the undeveloped land equal to 50% of the Administrative per acre buildout budget.

Land Owner Contribution Summary	# of Acres	# of Total EDU	Unit Per Acre	# of Platted EDU	EDU Not Platted Divided by	Per Acre Assessment	Assessment Amount
Unplated Acreage Contributions					Unit Per Acre to Equal Acres to Btl On	** Equal to 50% of the Admin per acre buildout	
Land Owners							
Southeast Sector:							
Stock Development (Lake Club Ph 4)	450.00	304	0.68	0	450	\$55	\$24,940
Pulte Homes (Del Webb)	643.00	1,300	2.02	707	293	\$55	\$16,256
Toll Brothers (The Isles at LWR)	339.00	450	1.33	0	339	\$55	\$18,788
Diocese of Sarasota - Catholic School Site	83.00	40	0.48	0	83	\$55	\$4,600
UNIV CORNERS (North American Properties)	20.00	60	3.00	0	20	\$55	\$1,108
							\$65,693
Northwest Sector:							
Central Park Commercial Land	17.87	60	3.36	0	18	\$55	\$990
Esplanade - Taylor Morrison	400.00	1,112	2.78	1,038	27	\$55	\$1,475
HARMONY - Mattamy Homes	245.00	410	1.67	291	71	\$55	\$3,946
Palasades - DR Horton	53.22	140	2.63	0	53	\$55	\$2,950
Tavistock	42.00	212	5.05	87	25	\$55	\$1,371
Mercedes Medical	5.00	20	4.00	0	5	\$55	\$277
Optimal Outcomes	5.00	20	4.00	0	5	\$55	\$277
MALLORY PARK - Divosta Homes	150.00	382	2.55	277	41	\$55	\$2,285
SAVANNAH - Meritage Homes	304.00	475	1.56	236	153	\$55	\$8,477
Woodleaf Hammock - Homes by Towne	74.40	183	2.46	0	74	\$55	\$4,123
							\$26,173
Northeast Sector:							
LAKWOOD NATIONAL / POLO RUN - Lennar Homes	1,292.00	2,000	1.55	977	661	\$55	\$36,626
Lorraine NE Corners - Publix	16.94	100	5.90	0	17	\$55	\$939
Bayside Pet Resort	2.68	6	2.19	0	3	\$55	\$149
Big Jim Self Storage	6.52	69	10.61	0	7	\$55	\$361
							\$37,665
Sarasota:							
Davis Development Apartments	25.00	145	5.80	0	25	\$55	\$1,386
Ryan Company - Assisted Living Facility	7.00	86	12.29	0	7	\$55	\$389
							\$1,774
Total Non-SMR					2,377		\$131,204

LAKWOOD RANCH STEWARDSHIP DISTRICT
 Projected General Maintenance & Administration Cost at Bulldout - Shared Expenses Per EDU

	Projected Build-Out Budget	EQUIVALENT DWELLING UNITS (EDU'S)								2018-2019 Budget	SE	NW	NE	SRQ
		SE Sector		NW Sector		NE Sector		SRQ Sector						
		4,076	8,650	9,797	4,027	15% Per Unit	33% Per Unit	37% Per Unit	15% Per Unit					
GENERAL MAINTENANCE		15%	Per Unit	33%	Per Unit	37%	Per Unit	15%	Per Unit					
Field Staff Payroll; Subtotal	500,000	76,759	\$18.83	162,905	\$18.83	184,499	\$18.83	75,837	\$18.83	268,000	41,143	87,317	98,891	40,648
Uniforms	5,000	768	\$0	1,629	\$0	1,845	\$0	758	\$0					
Job Materials	20,000	3,070	\$1	6,516	\$1	7,380	\$1	3,033	\$1	6,000	921	1,955	2,214	910
Phone/Radio	12,000	1,842	\$0	3,910	\$0	4,428	\$0	1,820	\$0					
Office Supplies	5,000	768	\$0	1,629	\$0	1,845	\$0	758	\$0					
Fuel & Oil	50,000	7,676	\$2	16,291	\$2	18,450	\$2	7,584	\$2	12,400	1,904	4,040	4,576	1,881
Equipment	10,000	1,535	\$0	3,258	\$0	3,690	\$0	1,517	\$0					
Tools/Machinery	10,000	1,535	\$0	3,258	\$0	3,690	\$0	1,517	\$0	500	77	163	184	76
Supplies	10,000	1,535	\$0	3,258	\$0	3,690	\$0	1,517	\$0	500	77	163	184	76
Employment Advertising	2,000	307	\$0	652	\$0	738	\$0	303	\$0					
Miscellaneous Maintenance	24,000	3,684	\$1	7,819	\$1	8,856	\$1	3,640	\$1	2,000	307	652	738	303
Maintenance Facility Rent	24,000	3,684	\$1	7,819	\$1	8,856	\$1	3,640	\$1					
Vehicle R&M	5,000	768	\$0	1,629	\$0	1,845	\$0	758	\$0	1,200	184	391	443	182
Vehicle Leases	36,000	5,527	\$1	11,729	\$1	13,284	\$1	5,460	\$1	7,800	1,197	2,541	2,878	1,183
Waste Management	5,000	768	\$0	1,629	\$0	1,845	\$0	758	\$0	1,600	246	521	590	243
Centralized Irrigation System	2,000	307	\$0	652	\$0	738	\$0	303	\$0					
Subtotal	220,000	33,774	\$8	71,678	\$8	81,179	\$8	33,368	\$8	32,000	4,913	10,426	11,808	4,854
Parks	320,000	49,126	\$12	104,259	\$12	118,079	\$12	48,535	\$12	222,000	34,081	72,330	81,917	33,871
TOTAL GENERAL MAINTENANCE	1,040,000	159,660	\$39	338,843	\$39	383,757	\$39	157,740	\$39	522,000	80,137	170,073	192,617	79,173
ADMINISTRATIVE														
Insurance	42,517	6,527		13,852		15,689		6,449		8,000	1,228	2,606	2,952	1,213
Meeting Advertising	42,517	6,527		13,852		15,689		6,449		15,000	2,303	4,887	5,535	2,275
Real Estate Taxes	-	-		-		-		-		-	-	-	-	-
Engineering	75,000	11,514		24,436		27,675		11,375		70,000	10,746	22,807	25,830	10,817
Bond Agent Fees	75,000	11,514		24,436		27,675		11,375		30,000	4,606	9,774	11,070	4,550
Legal Fees	125,000	19,190		40,726		46,125		18,959		100,000	15,352	32,581	36,900	15,167
Accounting	125,000	19,190		40,726		46,125		18,959		32,000	4,913	10,426	11,808	4,854
Lien Book and Tax Roll	150,000	23,028		48,872		55,350		22,751		139,000	21,339	45,288	51,291	21,083
Annual Audit	75,000	11,514		24,436		27,675		11,375		17,000	2,610	5,539	6,273	2,578
Trustee	200,000	30,704		65,162		73,799		30,335		100,000	15,352	32,581	36,900	15,167
Manager	200,000	30,704		65,162		73,799		30,335		85,000	13,049	27,694	31,365	12,892
Travel and Per Diem	-	-		-		-		-		-	-	-	-	-
Telephone	-	-		-		-		-		-	-	-	-	-
Postage	2,657	408		866		981		403		1,500	230	489	553	228
Office Supplies	-	-		-		-		-		1,500	230	489	553	228
Other Current Charges	10,629	1,632		3,463		3,922		1,612		3,810	585	1,241	1,406	578
Dues, Licenses, Subscriptions	1,063	163		346		392		161		500	77	163	184	76
Capital Outlay	-	-		-		-		-		-	-	-	-	-
Meeting Room Rent	-	-		-		-		-		-	-	-	-	-
TOTAL ADMINISTRATIVE	1,124,383	172,614	\$42	366,336	\$42	414,894	\$42	170,539	\$42	603,310	92,619	196,565	222,620	91,506
ALL TOTAL SHARED EXPENSES	2,164,383	332,273	\$82	705,179		798,651		328,279		1,125,310	172,756	366,638	415,236	170,679

Lakewood Ranch Stewardship District
Proposed Debt Service Fund Budget
South East Sector, North West Sector, North East Sector and Sarasota Sector
Special Assessment Bonds FY 2019

ASSESSMENT REVENUES

Belleisle Special Assessments Series 2011A	\$ 219,400.00
Central Park Special Assessments Series 2010A	364,680.00
Central Park Special Assessments Series 2013A	749,542.50
Country Club East Special Assessments Series 2006A	2,286,455.00
Country Club East Special Assessments Series 2013A	934,217.50
Country Club East Special Assessments Series 2014A	1,137,683.75
Del Webb Special Assessments Series 2017A	1,309,281.25
Lakewood Centre & NW Sector Special Assessments Series 2011A	4,357,215.00
Lakewood Centre North Series 2015A	3,176,787.50
Lakewood National & Polo Run Special Assessments Series 2017A	4,516,896.89
Lake Club Special Assessments Series 2006A	1,366,520.00
Villages of Lakewood Ranch South Series 2016A	6,752,265.64
	\$ 27,170,945.03

TOTAL ASSESSMENT REVENUES \$ 27,170,945.03

EXPENDITURES

Belleisle Special Assessments Series 2011A - Interest 11/1/2018	\$ 63,600.00
Belleisle Special Assessments Series 2011A - Principal 5/1/2019	30,000.00
Belleisle Special Assessments Series 2011A - Interest 5/1/2019	63,600.00
Central Park Special Assessments Series 2010A - Interest 11/1/2018	107,300.00
Central Park Special Assessments Series 2010A - Principal 5/1/2019	45,000.00
Central Park Special Assessments Series 2010A - Interest 5/1/2019	107,300.00
Central Park Special Assessments Series 2013A - Interest 11/1/2018	211,067.50
Central Park Special Assessments Series 2013A - Principal 5/1/2019	120,000.00
Central Park Special Assessments Series 2013A - Interest 5/1/2019	211,067.50
Country Club East Special Assessments Series 2006 - Interest 11/1/2018	556,200.00
Country Club East Special Assessments Series 2006 - Principal 5/1/2019	635,000.00
Country Club East Special Assessments Series 2006 - Interest 5/1/2019	556,200.00
Country Club East Special Assessments Series 2013 - Interest 11/1/2018	271,135.00
Country Club East Special Assessments Series 2013 - Principal 5/1/2019	125,000.00
Country Club East Special Assessments Series 2013 - Interest 5/1/2019	271,135.00
Country Club East Special Assessments Series 2014 - Interest 11/1/2018	312,722.50
Country Club East Special Assessments Series 2014 - Principal 5/1/2019	205,000.00
Country Club East Special Assessments Series 2014 - Interest 5/1/2019	312,722.50
Del Webb Special Assessments Series 2017A - Interest 11/1/18	356,393.75
Del Webb Special Assessments Series 2017A - Principal 5/1/2019	245,000.00
Del Webb Special Assessments Series 2017A - Interest 5/1/2019	356,393.75
Lakewood Centre & NW Sector Special Assessments Series 2011A - Interest 11/1/2018	1,264,620.00
Lakewood Centre & NW Sector Special Assessments Series 2011A - Principal 5/1/2019	585,000.00
Lakewood Centre & NW Sector Special Assessments Series 2011A - Interest 5/1/2019	1,264,620.00
Lakewood Centre North Special Assessments Series 2015A - Interest 11/1/2018	847,925.00
Lakewood Centre North Special Assessments Series 2015A - Principal 5/1/2019	660,000.00

Lakewood Ranch Stewardship District
Proposed Debt Service Fund Budget
South East Sector, North West Sector, North East Sector and Sarasota Sector
Special Assessment Bonds FY 2019

EXPENDITURES CONT'D

Lakewood Centre North Special Assessments Series 2015A - Interest 5/1/2019	\$ 834,431.25
Lakewood National & Polo Run Special Assessments Series 2017A - Interest 11/1/2018	1,265,865.63
Lakewood National & Polo Run Special Assessments Series 2017A - Principal 5/1/2019	750,000.00
Lakewood National & Polo Run Special Assessments Series 2017A - Interest 5/1/2019	1,250,515.63
Lake Club Special Assessments Series 2017A - Interest 11/1/2018	290,960.00
Lake Club Special Assessments Series 2017A - Principal 5/1/2019	527,000.00
Lake Club Special Assessments Series 2017A - Interest 5/1/2019	274,280.00
Villages of Lakewood Ranch South Series 2016A - Interest 11/1/2018	1,822,421.88
Villages of Lakewood Ranch South Series 2016A - Principal 5/1/2019	1,285,000.00
Villages of Lakewood Ranch South Series 2016A - Interest 5/1/2019	<u>1,822,421.88</u>

TOTAL EXPENDITURES	<u>\$ 19,906,898.77</u>
--------------------	-------------------------

EXCESS REVENUES	\$ 7,264,046.26
-----------------	-----------------

November 1, 2019 Belleisle Series 2011A Debt Service Payment	\$ 62,200.00
November 1, 2019 Central Park Series 2010A Debt Service Payment	105,080.00
November 1, 2019 Central Park Series 2013A Debt Service Payment	207,407.50
November 1, 2019 Country Club East Series 2006A Debt Service Payment	539,055.00
November 1, 2019 Country Club East 2013A Debt Service Payment	266,947.50
November 1, 2019 Country Club East 2014A Debt Service Payment	307,238.75
November 1, 2019 Del Webb Series 2017A Debt Service Payment	351,493.75
November 1, 2019 Lakewood Centre & NW Sector Series 2011A Debt Service Payment	1,242,975.00
November 1, 2019 Lakewood Centre North Series 2015A Debt Service Payment	834,431.25
November 1, 2019 Lakewood National & Polo Run Special Assessments Series 2017A Payment	1,250,515.63
November 1, 2019 Lake Club Series 2017A Debt Service Payment	274,280.00
November 1, 2019 Villages of Lakewood Ranch South Series 2016A Debt Service Payment	<u>1,822,421.88</u>

TOTAL EXCESS REVENUES	<u>\$ 7,264,046.26</u>
-----------------------	------------------------